



# Town of Carlisle

MASSACHUSETTS 01741

## Office of PLANNING BOARD

### MINUTES

Meeting of June 11, 1984

Present: Sillers, Leask, Hannaford, Chaput, Sherr, Raftery and Clarke

#### Definitive Plan - Cutters Ridge

The definitive plan of subdivision was presented by Roger Corbin. A common driveway application for Lots 10, 12 and 13 was also included. The plan was prepared by Joseph W. Moore & Co. and dated May 14, 1984. Lot 5 is not part of the subdivision. (Member Clarke attended at this point.) Provision for fire protection is a fire pond, but no discussion has been held with the fire chief. The public hearing will be set for July 9.

#### Sheftelman

No one appeared.

#### Ludwin Family Trust - Subdivision Plan

In its letter of June 11, 1984 CVP says that (1) setback lines should be shown, (2) dates are missing, (3) no fire provision protection, (4) drainage calculations appear to be adequate. The missing dates appear to be those which the Town Clerk would fill in. The setback lines are not necessarily required. The fire protection provision is a proposed well; it has been discussed with the fire chief according to Mr. Ludwin. (This seems to be at odds with the Chief's previous comments and he should be consulted by the Board.) It appears that Lot 1 is 10 feet short on its proper frontage. It was suggested that the paved road be reduced to 18 feet and the bicycle path be run to Partridge Lane. The other concern was drainage that ended near the wetland requiring a swale and stone rip rap. Mr. Ludwin indicated the land is gravel and presents good drainage. It was suggested that drainage easement be granted to wetland. Public hearing will be held on July 9, 1984. The Plan with changes must be on file by June 15, 1984.

#### Andersen Land

The ANR plan off Martin Street with common driveway application were presented. Public hearing is scheduled for July 9, 1984.

Member Raftery left at this point and Paul Sherr continued taking Minutes.

#### Sheftelman

Corrected lot lines for Sheftelman lot and all distances shown are now OK for conformance. Lot line between Lot 12A and 1A signed as Approval Not Required.

Bridges - Common Driveway Plan

There was discussion only. Common drive will serve four lots. Utilities will be underground. Twelve feet + two feet either side - gravel. Will be filed with Town Clerk soon and will come to Planning Board meeting to explain.

Selectmen's June 26 Meeting

There was a discussion of Selectmen's meeting on Tuesday, June 26, 1984.

Earth Removal

Bates Farm - Presented by George Foote and Vivian Chaput. What can Planning Board do or what might it like to do.

Is it good for the Town to have a "transfer station" at that location or any location? Should Planning Board recommend a bylaw change to the Town Meeting? Vivian will look into definitions, etc. regarding the Regional Planning Commission.

Common Drive Rules and Regs

Member Raftery presented a draft of Procedural Rules and Regulations regarding Special Permits for Common Driveways. He solicited comments from other members.

Discussion of 61A Land

Copies to be sent to Board members for their review for discussion next time.

The meeting adjourned at 10:40 P.M.

Respectfully submitted,

Thomas Raftery  
Paul Sherr